

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		RIVER ST, ARLINGTON

OWNERSHIP

Owner 1:	PELLEGRINO GRACE/CURRAN J.			
Owner 2:				
Owner 3:				
Street 1:	119 THORNDIKE STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	PELLEGRINO ANTHONY & GRACE -		
Owner 2:	TRUSTEES/PELLIGRINO RLTY TR -		
Street 1:	119 THORNDIKE STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,473 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3568 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10269	Total SF/SM:	4473	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	443,353	Spl Credit	Total:	443,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4473.000	616,000	800	443,400	1,060,200
Total Card	0.103	616,000	800	443,400	1,060,200
Total Parcel	0.103	616,000	800	443,400	1,060,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		297.14	/Parcel: 297.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	616,100	800	4,473.	443,400	1,060,300	1,060,300	Year End Roll	12/18/2019
2019	105	FV	461,600	0	4,473.	471,100	932,700	932,700	Year End Roll	1/3/2019
2018	105	FV	461,600	0	4,473.	343,600	805,200	805,200	Year End Roll	12/20/2017
2017	105	FV	434,200	0	4,473.	299,300	733,500	733,500	Year End Roll	1/3/2017
2016	105	FV	434,200	0	4,473.	254,900	689,100	689,100	Year End	1/4/2016
2015	105	FV	389,100	0	4,473.	249,400	638,500	638,500	Year End Roll	12/11/2014
2014	105	FV	389,100	0	4,473.	205,100	594,200	594,200	Year End Roll	12/16/2013
2013	105	FV	404,000	0	4,473.	195,100	599,100	599,100		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
7/1/2009	Info Fm Prmt	BR	B Rossignol
1/9/2009	Meas/Inspect	189	PATRIOT
3/20/2000	Inspected	270	PATRIOT
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign:

VERIFICATION OF VISIT NOT DATA

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[illegible]

443,353	Spl Credit		Total:	443,400
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apro

Database: AssessPro - FY2021

2021

